

SLDC 2015 Public Comments

ID	First Name	Last Name	SLDC Chapter	Comment Summary	Staff Review and Recommendation
1	Russ	Deal	General	Unhappy with development being portrayed as sustainable.	Staff reviewed the comment and no changes were requested.
2	Lesley	Mansfield	Chapter 8 Community College District	Appendix F of the CCD documents has a map displaying a road in the eastern section that would impact an archaeological site. What are the plans for this road prior to the finalization of the SLDC.	No change requested, staff spoke with individual and answered questions and identified map amendments which addressed the comment.
3	Gary	Sanford	Chapter 9 San Marcos use table	Concerned that the ranching, grazing and other livestock uses being listed as prohibited or conditional uses does not line up with the existing San Marcos Community Plan.	Changes have been made to the Use Matrix for the County and Community Districts to clarify ranching, grazing and livestock uses.
4	James K and Janet L	Laignel	Use Table	In the General Use Table Example Draft Identifying Uses by Zoning District: P= Permitted, C=Conditional, A=Accessory Uses, X= Prohibited What is Conditional and Accessory Uses? Do you have another table explaining them?	Staff reviewed comment and recommends no change as the item is already included in Chapter 8 and Appendix B.
5	Michael	Wright	Use Table and Permits	Can permitted uses avoid having to get special permits?	Staff reviewed comments and recommends no change. Staff communicated with the individual and answered questions.
6	Kyle	Harwood	Definitions	Movie Ranch: Is primarily a facility for sets and scenery for the production of motion pictures whose use and supporting structures may include movie sets, sound stages, recording studios, distribution facilities, set construction facilities, backlots, temporary special effects facilities, dining facilities, mobile living and dressing quarters and any other theme based commercial enterprise which may include, special events, sightseeing tours and photography, public and private gatherings, music & arts events, education seminars, retail sales, food and entertainment as related to the location. Movie ranches are most appropriate for large parcels where the activities and uses of the movie ranch will not impact neighboring residential areas. All standards of the underlying zoning district where the movie ranch is located shall apply.	Staff reviewed comments and recommends no change. Options for additional suggested uses are addressed in the use table.

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7	Chris	Furlanetto	1) 5.4.3 (p. 5-1 or 8/349)	This seems like it should include a list of land divisions not deemed subdivision but there's no list included	Staff reviewed the comments and the list is in the text which identifies all 13 exemptions. Additional plat reviews have now been added.
8	Chris	Furlanetto	2) 7.11.3.1 (p. 7-5 or 15/349)	Does this mean 5 lots total whether or not they are built on or 5 lots that are developed	Staff reviewed the comments and it is 5 lots in total, staff recommends no change.
9	Chris	Furlanetto	3) 7.13.11.2 (pp 7-10,11 or 20-21/349)	"Temporary swimming pool" should be clarified. Does this include inflatable pools - if so, is there a size limit?	Staff reviewed the comment and this section does include temporary inflatable pools. Staff has recommended a change to include 3,000 gallon fill capacity limit.
10	Chris	Furlanetto	4) 7.17.11 (pp 7-21,22 or 31-32/349 in the 1st part of SLDC changes)	Should this say "requirements over and above those for development at or above 7400 feet'?"	Staff reviewed the comments and the change has been made to address development above 7400 feet.
11	Chris	Furlanetto	5) Table 8-13 (p 8-1 or 33/349)	Here and in tables 8-14 and 8-16 densities are given in acres/dwelling unit whereas later in the chapter densities are - more logically, we think - given as dwelling units/acre. The units should be consistent throughout. Also the footnote (***) says "the density shall be 1 acre" which doesn't make sense.	Staff has reviewed the comments and recommends no changes because the densities are written differently as some are 1 dwelling per multiple acres, and there are some districts that allow multiple dwellings per acre and need to be written differently (eg 15 dwellings per acre is easier to understand than 1 dwelling per 1/15 acre).
12	Chris	Furlanetto	6) Table 8-15 (p 8-4 or 36/349)	Doesn't have the zoning Industrial district that it applies to in the column heading.	Staff has reviewed the comments and a change has been made to the zoning district.
13	Chris	Furlanetto	7) Table 8-19 (p 8-19 or 44/349)	The first row say it shows minimum and maximum values but only one number per column is shown	Staff has reviewed the comments and will be making this change.

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14	Chris	Furlanetto	8) 12.14.1.1 (12-14 or 24/59 in 2nd part of SLDC changes).	PDR is not defined. It must mean Purchase of Development Rights but I didn't notice it being used later on.	Staff has reviewed this comments. The PDR reference has been removed.
15	Chris	Furlanetto	9) 13.9.3 (13-2 or 31/59)	We wonder why this paragraph was deleted??	Staff has reviewed this comment and this section was amended to reflect the current affordable housing ordinances. Staff recommends no further changes.
16	Ed	Shedd	Chapter 8 and 9	Is there any allowances in the allowable lot sizes? For example: a property owner has 19.95 acres of property in the Rural Residential (1 dwelling unit per 10 acre zoning district), can this property owner subdivide? Can this property owner build to primary dwelling units?	Staff reviewed this comment and recommends a change to Chapter 14 to allow administrative authority for minor deviation of 0.5% of the gross acreage allowed.
17	Ross	Lockridge	Chapter 10 section 10.19	A request to increase set-backs for small scale and sand and gravel extraction.	Staff reviewed the comment and recommends no change.
18	Walter	Wait of the San Marcos Association and Others		A request to change from Light Industrial to Rural Fringe or Mixed Use along NM Hwy 14. Letter sites increased truck traffic, toxic impacts, congestion and the size and height of the buildings from Light Industrial uses. The letter states if the zoning change does not occur the uses should be changed from permitted to conditional.	Staff reviewed the comment and recommends no changes for to the SLDC for this comment. Staff will add this comment to the zoning map database for review of the zoning map database comments.
19	Ross	Lockridge		There appears to be a contradiction between section 11.7.7.4 and 11.7.7 dealing with sand and gravel operations, specifically size and tonnage.	Staff reviewed the comment and recommends a change to address the contradiction in this section of the SLDC.